

Citizens Bank

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE

Case No. 12-CV-00254

Akbar Mahmood, Sehba Mahmood and Champions
Village Homeowners Association Inc.

Defendants.

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2012 AUG 27 AM 10:50
WAUKESHA SHERIFF
PROCESS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 23, 2012 in the amount of \$133,991.33 the Sheriff will sell the described premises at public auction as follows:

TIME: October 29, 2012 at 9:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: Lot 71, Champions Village of Country Club Villages, being a subdivision of part of the Northeast ¼, Northwest ¼, Southeast ¼ and Southwest ¼ of the Northeast ¼ and part of the Southeast ¼ of the Northwest ¼ of Section 25, Township 5 North, Range 20 East, in the City of Muskego, County of Waukesha, State of Wisconsin.

PROPERTY ADDRESS: S95W12986 Harry Vardon Ct Muskego, WI 53150-5243

That upon information and belief, the mortgage held by the plaintiff is a junior and subordinate mortgage against the premises and the plaintiff makes no representations or warranties regarding the priority of its mortgage.

DATED: August 23, 2012

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Daniel J. Trawicki

Dan Trawicki
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.